File Box 8

# WARRANTY DEED

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3 2015

B-AVE-14-2537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Rachel Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Zhijie Qi and Yu Wang** | **Fifth Third Mortgage** | |
| (NAME) | (NAME) | |
| **2537 Blair Boulevard** | **5001 Kingsley Drive, MD 1MOB2S** | **104-11-0-311.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **Cincinnati, OH 45227** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARIE WINGET, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZHIJIE QI AND YU WANG, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 84 on the plan of Sunset Park Subdivision, as of record in plat Book 332, Page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the Southerly margin of Blair Boulevard and extends back between parallel lines, 160.5 feet to a dead line in the rear.

Being the same property conveyed to Marie Winget, unmarried by Warranty Deed from Jay Wohlken and wife, Amy Wohlken of record in Instrument No. 20110119-0005253 Register's Office for Davidson County, Tennessee, dated January 13, 2011 and recorded on January 19, 2011.

This conveyance is subject to:
- Plan of record in Plat Book 332, Page 132;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2537 Blair Boulevard, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140022132 DEEDWARR
Recvd: 04/02/14 12:03 2 pgs
Fees:13.00 Taxes:1480.00
20140402-0027323

Witness my/our hand(s) this the 31st DAY OF MARCH, 2014.

Marie Winget by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIE WINGET, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIE WINGET.

Witness my hand and official seal, this the 31st of March, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

